

HANOVER GATE MANSIONS, ST JOHN'S WOOD, LONDON, NW1 £1,095,000 SHARE OF FREEHOLD

Situated on the raised ground floor of the popular Hanover Gate Mansions is this three bedroom apartment. The accommodation comprises of a reception room, kitchen, three bedrooms (En suite to the master) and a family bathroom. The property further benefits from a day porter, a lease of over 900 years and a share in the freehold. Situated on Park Road with a pleasant outlook from the windows; the flat is located on an equidistant 0.5 miles from the fantastic array of local amenities of Baker Street and St John's Wood High Street.

Principle Bedroom with En-Suite Bathroom | Two Further Bedrooms | Family Bathroom | Reception Room | Separate Kitchen | Day Portage | Share of Freehold

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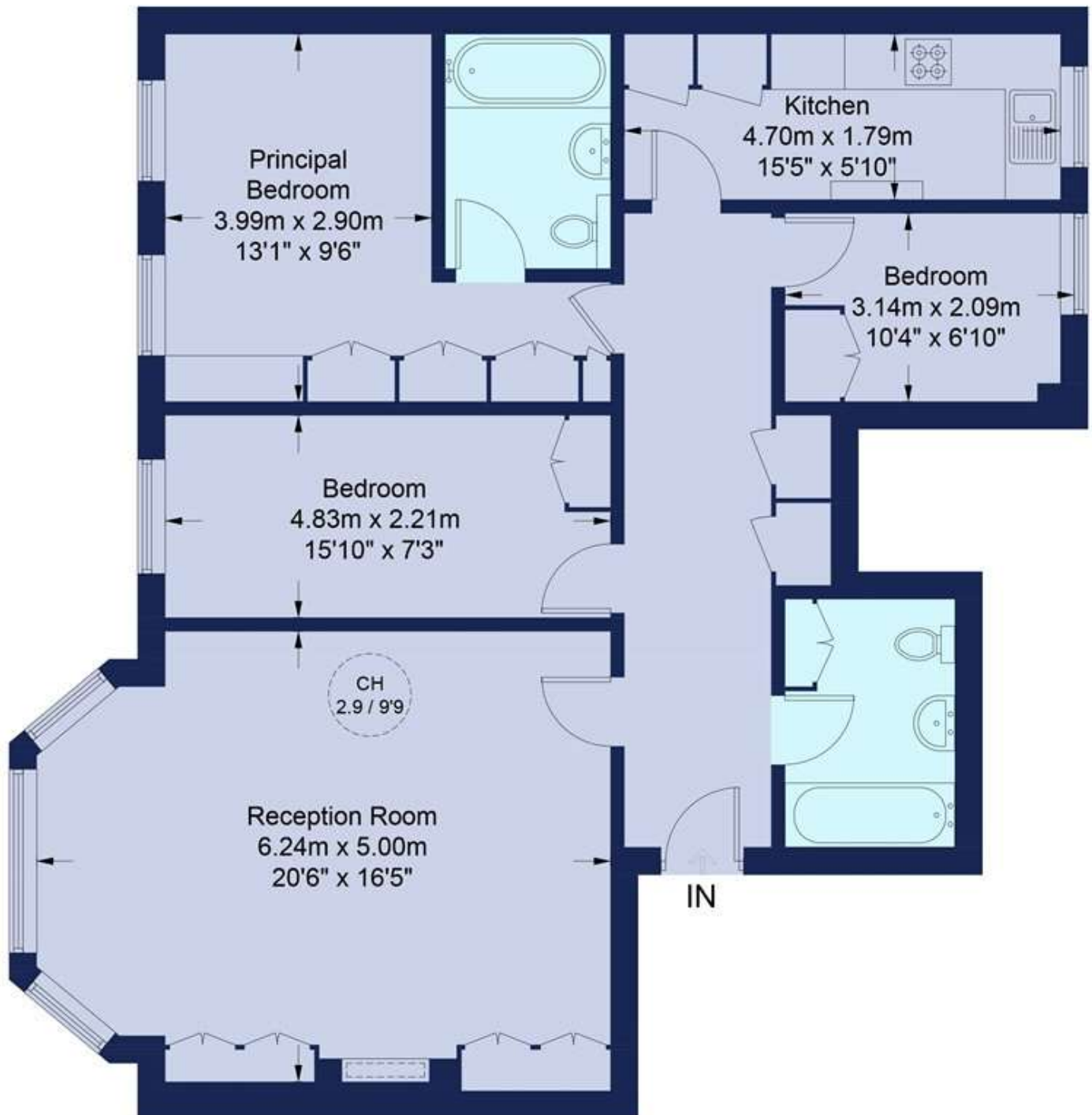
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Hanover Gate Mansions, NW1

Approximate Gross Internal Area = 94.9 sq m / 1022 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 0.2 sq m / 2 sq ft
Total = 95.1 sq m / 1024 sq ft



Raised Ground Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID966287)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 24/06/3005

Service Charge: £5,356.8 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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